

GENERAL NOTES:

1. NO TITLE REPORT PERFORMED BY OR PROVIDED TO TRIAD ENGINEERING, INC. REGARDING THE PROPERTY SHOWN HEREON. THIS PLAT MAKES NO ATTEMPT TO LOCATE ANY EASEMENTS OR RIGHTS OF WAY, IF ANY EXIST, OTHER THAN THOSE SHOWN HEREON.

2. REFERENCE IS HEREBY MADE TO A PLAT ENTITLED, "BROOKES AVENUE STREET DEDICATION AND CITY PARK - PARCEL 12, VICTORY FARM", DATED OCTOBER, 1979, PREPARED BY FREY, SHEEHAN, STOKER & ASSOC., INC., AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY IN PLAT BOOK 109, PLAT NUMBER 12762.

3. HORIZONTAL DATUM IS NAD83 MARYLAND STATE PLANE COORDINATE SYSTEM BASED UPON GPS OBSERVATIONS ON THE NATIONAL GEODETIC SURVEY CONTROL MONUMENT "OBSERVATORY RM 1". THE PROJECT VERTICAL DATUM IS NGVD29 BASED UPON WSSC BENCH MARK NUMBER 4036 BM 'A' WITH A PUBLISHED ELEVATION OF 449.791 FEET.

4. PUBLISHED CONTROL MONUMENT DATA
DESIGNATION: OBSERVATORY RM 1
PID: JV4124
NORTHING: 535,380.17
EASTING: 1,256,012.80

5. THE SUBJECT PROPERTY IS CURRENTLY ZONED 'R-A' - LOW DENSITY RESIDENTIAL. BUILDING RESTRICTION LINES (B.R.L.) PER THE CITY OF GAITHERSBURG ZONING ORDINANCE:
FRONT and REAR: 30 FEET
SIDE: 15 FEET

6. A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN ZONE 'AE' - SPECIAL FLOOD HAZARD AREAS, WITH BASE FLOOD ELEVATION OR DEPTH AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF MONTGOMERY COUNTY, MARYLAND, PANEL NUMBER 24031C0193D WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. LEFT BRANCH WHETSTONE RUN IS ALSO INCLUDED IN THE FLOOD INSURANCE STUDY FOR MONTGOMERY COUNTY, MARYLAND AND INCORPORATED AREAS DATED SEPTEMBER 29, 2006. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

7. THE LOCATION ALL UNDERGROUND UTILITIES SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE. THEY ARE BASED UPON THE LOCATION OF ABOVE GROUND UTILITY MARKINGS (PAINTED LINES, WIRE FLAGS, ETC.) PROVIDED BY MISS UTILITY OF MARYLAND, TICKET I.D. NUMBER 18358210, SUBMITTED BY TRIAD ENGINEERING, INC. ON MAY 30, 2019. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED AND THEY SHOULD BE CONSIDERED APPROXIMATE, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.

8. NO WETLAND DELINEATION HAS BEEN PERFORMED BY TRIAD ENGINEERING, INC. AND NO FLAGS OR MARKERS WERE OBSERVED AS OF THE DATE OF FIELD WORK COMPLETION, BEING JULY 24, 2019.

9. SOIL TYPES SHOWN HEREON ARE PER A CUSTOM SOIL RESOURCE REPORT FOR MONTGOMERY COUNTY, MARYLAND, PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE AND THE NATURAL RESOURCES CONSERVATION SERVICE, GENERATED ON JULY 11, 2019. SOIL TYPES INCLUDED:
1B - GAILA SILT LOAM, 3 TO 8 PERCENT SLOPES.
1C - GAILA SILT LOAM, 8 TO 15 PERCENT SLOPES.
5A - GLENVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES.
5AA - HATBORO SILT LOAM, 0 TO 3 PERCENT SLOPES.
6BUC - WHEATON-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES.

SYMBOL LEGEND

	BENCH MARK
	BOLLARD
	CABLE TELEVISION LINE MARKER
	CABLE TELEVISION PEDESTAL
	CATCH BASIN (SINGLE)
	CATCH BASIN (DOUBLE)
	CENTERLINE
	CONCRETE MONUMENT
	CURB OPENING INLET
	ELECTRIC BOX
	ELECTRIC MANHOLE
	FENCE POST
	FENCE LINE
	FIRE HYDRANT
	FLARED END SECTION
	FLOW DIRECTION
	HANDICAP PARKING SPACE
	IRON PIPE, AS NOTED
	IRON PIPE & SURVEYOR'S CAP SET
	IRRIGATION/SPRINKLER CONTROL
	LIGHT POLE
	B.R.L. BUILDING RESTRICTION LINE
	OVERHEAD POLE LIGHT (SINGLE)
	OVERHEAD POLE LIGHT (DOUBLE)
	SANITARY SEWER MANHOLE
	SIGN (SINGLE POST)
	SPOT ELEVATION
	STORM DRAIN MANHOLE
	TELEPHONE PEDESTAL
	TRAFFIC SIGNAL CONTROL BOX
	TREE (CONIFEROUS)
	TREE (DECIDUOUS)
	WATER VALVE
	REINFORCED CONCRETE PIPE
	HDPPE HIGH DENSITY POLYETHYLENE PIPE
	Ex. TOP and BOTTOM CURB ELEV.
	FIBER OPTIC HAND HOLE
	FIBER OPTIC MARKER
	COMPUTED BOUNDARY POINT
	FFE FINISHED FLOOR ELEVATION

F.E.M.A. DELINEATED FLOODWAY MAPPING LEGEND

	SPECIAL FLOOD HAZARD AREAS, ZONE AE (MAPPED 100-YEAR FLOOD PLAIN)
	0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE.

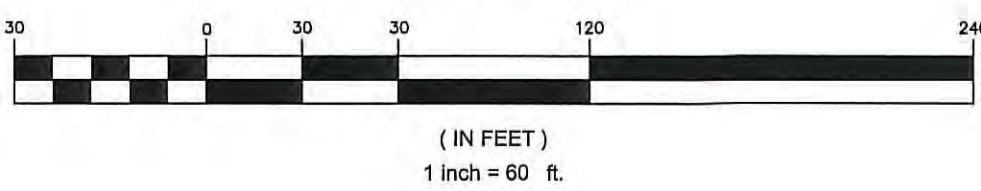
BENCHMARK TABLE

Point #	Northing	Easting	Elevation	Description
1	539289.31	1260672.10	456.10	REBAR & CAP
3	538805.47	1260541.51	448.81	REBAR & CAP
4	538698.60	1261078.94	456.40	REBAR & CAP
5	538809.44	1261185.48	465.15	REBAR & CAP
6	539094.07	1260940.93	460.54	REBAR & CAP
7	539486.03	1260976.96	471.30	REBAR & CAP

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD	TANGENT
C-1	459.90'	2030.00'	12° 58' 49"	N60° 43' 30"E	458.92'	230.94'

GRAPHIC SCALE



SURVEYOR'S STATEMENT

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND JUDGEMENT, I HAVE PERSONALLY PREPARED A BOUNDARY AND TOPOGRAPHIC SURVEY OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEY WORK REFLECTED IN IT, IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN "COMAR" TITLE 09, SUBTITLE 13, CHAPTER 06, REGULATION .12. THE LANDS SHOWN HEREON BEING ALL OF THE LANDS DESCRIBED IN THE CONVEYANCE FROM GAITHERSBURG - KING PROPERTY PARTNERSHIP UNTO THE CITY OF GAITHERSBURG BY DEED DATED JANUARY 9, 1980 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 5496, AT FOLIO 202.

THE IMPROVEMENTS SHOWN HEREON WERE LOCATED BY ACCEPTED FIELD PRACTICES AND INCLUDE PERMANENT VISIBLE STRUCTURES AND SURFACE ENCROACHMENTS, IF ANY, THAT EXIST ON THE SUBJECT PROPERTY AS OF THE LAST DATE OF FIELD SURVEY BEING JULY 24, 2019.

08/21/2019
DATE

RONALD D. BOLE, JR.
MARYLAND REGISTRATION #21517
EXPIRES: JULY 13, 2021

* A SURVEYOR'S CERTIFICATION COMPRISES A DECLARATION OF PROFESSIONAL JUDGMENT. IT DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED.



CITY OF GAITHERSBURG PLANNING COMMISSION
SITE PLAN APPROVAL
BY THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON November 4, 2020
APPROVED: [Signature]
FINAL SITE PLAN APPROVAL
DATE: 11/02/2021 BY: [Signature]
NOTE: ANY REVISIONS OR CORRECTIONS MUST BE APPROVED BY THE PLANNING COMMISSION OF PLANNING STAFF

SURVEY PREPARED FOR:
MONTGOMERY COUNTY PUBLIC SCHOOLS
45 WEST GUDE DRIVE, SUITE 4300
ROCKVILLE, MD 20850

TRIAD ENGINEERING, INC.

1075-D SHERMAN AVENUE
HAGERSTOWN, MD 21740
PH: 301.797.6400 FAX: 301.797.2424

OFFICE LOCATIONS
MARYLAND • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA

BOUNDARY AND TOPOGRAPHIC SURVEY

KELLEY PARK

LANDS OF THE CITY OF GAITHERSBURG

PLAT BOOK No. 109, PLAT No. 12762
SITUATED ALONG THE SOUTH SIDE OF VICTORY FARM DRIVE, APPROXIMATELY 350 FEET EAST OF THE INTERSECTION OF VICTORY FARM DRIVE AND WASHINGTON DRIVE, PARCEL 12, VICTORY FARM DRIVE, IN THE CITY OF GAITHERSBURG, MONTGOMERY COUNTY, MARYLAND
ELECTION DISTRICT: 09
TAX MAP: FTB2

TRIAD ENGINEERING, INC.
www.triadeng.com

SHEET NUMBER:

1 of 4

JOB NO.: 03-19-0195

C1.01